

CONSTRUCTION UPDATE

MARCH 2023

Inside you'll find an update on the works to build **Brent Cross West station**, the new homes between Brent Terrace and Clitterhouse Crescent (**Plots 53 and 54**) and **Brent Cross Town**.



RESIDENT DROP-INS

We hold resident drop-in sessions every third Thursday of each month from 5.30pm to 6.30pm at The Visitor Pavilion, Claremont Way.

KEEP UPDATED

You can find contact details for individual contractors inside but you can contact us anytime about the regeneration programme at transformingbx@barnet.gov.uk or find out news in your area on Transformingbx.co.uk



Our sites are registered with the Considerate Constructors Scheme which monitors sites for the efforts they take to minimise their impact on the local community.

CONSTRUCTION ACTIVITIES: BRENT CROSS WEST

STATION OPENING: The construction of Brent Cross West station will complete in the coming months. A period of testing and commissioning will then take place as is usual with all new stations before it can be opened to the public. We expect Brent Cross West to open in Autumn 2023 and anticipate that an official opening date will be announced in the Summer.

OUR CONTRACTORS:

- Barnet Council, in partnership with Mace, are working with Network Rail and VolkerFitzpatrick to build the new Brent Cross West station.

WORKING HOURS:

- Our standard working hours on the project are Monday to Saturday 8am to 9pm and, where consented, Sundays 8am to 5pm.
- Over the next three months teams are also permitted to work out of standard hours during 'railway possessions'. During midweek, this is 1:30pm to 4:30am and weekend possessions 11.30pm Saturday night to 9am Sunday morning for the remaining platform works.
- However, as the main construction work is complete, we don't expect any works to be particularly noisy. On any occasion when works might cause disruption, we email our local distribution list. To be included please contact: **TransformingBX@Barnet.gov.uk**
- Planned works are subject to change and the most up-to-date programme will always be available at **TransformingBX.co.uk/new-station**

SITE UPDATE:

- The completion of Brent Cross West is getting ever closer. Over the past few months, the most noticeable change has been to the station's western entrance building, where the scaffolding has been stripped, revealing the newly completed brickwork façade. The western entrance canopy steelwork and glazing are also nearing completion.
- The project has moved into the 'finishes' and 'fitout' stage, with good progress being made on paving to the station entrances on both sides of the railway.

STATION WORKS:

- During the railway possessions, teams will be installing the lower canopy fabric to waiting rooms and carrying out minor works to the cladding and steelwork.
- Other works on the platforms include the final block paving installation, lighting and speaker installation, stair finishes and cladding of the waiting rooms. The fit out works are also underway to the platform buildings, including tiling in the toilets.
- Inside the main station the ceilings are complete and rubber flooring is now being installed by the ticket gates which will be installed in late April. Mechanical and electrical installations are taking place as part of the station fit out.
- Construction works on the public areas around the western entrance are also progressing well with excavations for the footway and the passenger drop off bay and will be complete in the next couple of months.
- In early May we will be testing the speaker system at the station for a couple of hours. You may hear some white noise. This is part of the commissioning of the station. We don't expect this type of noise to be heard once operational. We will notify residents ahead of this when the dates are confirmed.

Brent Cross West station works



Eastern Entrance

Western Entrance

BRENT TERRACE NORTH ACCESS: The stopping up of Brent Terrace (north section) currently remains in place. In early summer 2023, the route will re-open to pedestrians and cyclists, initially during Claremont Park opening hours, we will confirm opening dates as soon as possible. When Brent Cross West station opens, the route will then be opened permanently.



CONSTRUCTION ACTIVITIES: PLOT 53 AND 54

OUR CONTRACTORS:

- Bugler, on behalf of L&Q, started work on Plots 53 and 54 in June 2021.
- The new homes are estimated to be completed in Autumn 2023. Please note that the build programme may be subject to delay.

WORKING HOURS:

- Monday to Friday 8am to 6pm and Saturday 8am to 1pm.

EASTER SHUT DOWN:

- The site will be closed over the Easter holiday from Friday 7 April to Monday 10 April 2023. Teams will be back on site at 8am on Tuesday 11 April.

SITE UPDATE:

- With the main core structure and roof works now complete to blocks B, C and D (Plot 54), we are now concentrating on the window installation. Once this is complete, we will begin the removal of the scaffolding.
- We will continue with external boundary fencing to include individual rear gardens. The new sub-station will be installed over the coming weeks, but we expect this to have no impact on the neighbouring properties.
- We will start the hard landscaping to remove the existing hoarding and install the new kerbs to the front of both plots. Work continues to take place inside the plots, e.g. carpentry, along with mechanical and electrical installations.

CONSTRUCTION WORKS:

- We will have a mobile crane on site on 3 and 4 April, along with large delivery vehicles.
- It is expected that we will only need to have a mobile crane on site for two more dates. Once confirmed, these will be displayed on the community notice board.

CONTROLLED PARKING ZONE

UPDATE:

- On 20 March, Barnet Council introduced an Experimental Controlled Parking Zone to address parking issues on Brent Terrace, Clitterhouse Crescent, Clitterhouse Road and a section of Claremont Road.
- This Experimental Controlled Parking Zone will be in operation every day of the week between the hours of 8am to 10pm. Signage, parking bays, single and double lines form part of the new parking measures.
- Residents in the Zone received a letter and leaflet of details about the control measures and how to apply for permits.
- The Experimental Controlled Parking Zone is a temporary parking control measure while we carry out further engagement with residents. If you would like to provide feedback or comments, you can do so by following the instructions on the Engage Barnet page at engage.barnet.gov.uk/brent-cross-cricklewood-cpz or by calling 020 7112 8130.
- There is a wider plan being developed to address parking issues in other areas within the regeneration area.
- You can find the latest information about how we are managing parking at transformingbx.co.uk/cpz

WHITEFIELD ESTATE UPDATE

- Residents due to move into Plots 53 and 54 have been notified of delays to their moving in date. L&Q had previously estimated that residents would be moving into their new homes in Summer 2023 but unfortunately due to construction delays moving dates are expected to be in Autumn 2023.
- Residents have been advised to contact Simone Taylor at L&Q at staylor1@lqgroup.org.uk if they have any concerns or require any further advice.

CONSTRUCTION ACTIVITIES



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March 2023

Related Argent, in partnership with Barnet Council, are creating a new park town, Brent Cross Town.

OUR CONTRACTORS:

- Galldris Group is the sitewide contractor for Brent Cross Town.
- Midgard JRL is constructing Plot 12, the first affordable homes at Brent Cross Town, and Plot 202, the first homes to buy.
- Contractors for Plot 13, our first private rental building, and for Plot 203, our second market-sale residential building, will be appointed shortly, with works due to begin on both sites in April.
- Henry Construction is building Plot 25 for Fusion Students, which will provide 662 private rooms for students.

WORKING HOURS:

- Monday to Friday 8am to 6pm and Saturday 8am to 1pm.
- On weekdays, there will be a half-hour start-up and shut-down period before and after the working hours. There will be no noisy works during this time.

FUTURE CONSULTATIONS:

- Thank you to anyone who took part in the Plot 19 consultation. Later in 2023, we will be sharing our plans for future plots, and areas of public realm. This will include Plot 2 (an office building with retail space on the ground floor) and Plot 22, (a later living community alongside a row of high street retail units). We hope that you will get involved in these public consultations and share your views.
- New FAQs have been shared on the plans for Clitterhouse Playing Fields. You can read them at brentcrosstown.co.uk/clitterhouse-playing-fields-faqs

SITE ACTIVITIES:

- Infrastructure groundwork across the site continues and we don't expect work to be any noisier than usual.
- The construction of the new road at the station interchange and Claremont Road is expected to be completed by the summer. It will open to traffic when Brent Cross West opens and include new bus routes.
- On Plot 202, both tower cranes are fully operational building the concrete structure. This will be a residential building and will offer homes to buy.
- On Plot 25, Henry Construction has begun on the student accommodation building at Brent Cross Town. This building is being delivered by Fusion Students, the specialist student housing provider.
- At Plot 12, the concrete structure is now up to the 4th floor with the external brickwork commencing in late March. This building will provide new homes for the existing residents of Norden Point, Clare Point and Whyhchote Point in the Whitefield Estate.
- At Plot 1, the site of our first office building has been prepared and we are aiming to commence later this year. This will be the London home of Sheffield Hallam University.
- Construction works are being delivered on the highway on Claremont Road between Claremont Way and Prayle Grove. We will be installing utilities (gas, power and water) to deliver Plot 12. Starting Monday 3 April 2023 until Friday 9 June 2023 (nine weeks). Works will include: a single lane closure on Claremont Road with no diversions, a single footway closure on Claremont Road, with safe pedestrian routes maintained. Two temporary bus stops will be temporarily relocated nearby with no route diversions.

GET IN TOUCH:

- Fritz Jansen is our Senior Estate Manager. He is responsible for all the day-to-day operations and maintenance at Brent Cross Town. If you have any comments or feedback, Fritz's office is at The Workshop on Claremont Way or you can email him at townteam@brentcrosstown.co.uk
- For any other questions or feedback on Brent Cross Town, please contact community@brentcrosstown.co.uk
- You can receive regular updates from Brent Cross Town by signing up to our newsletter at bxt.uk/register

PRIMARY SUBSTATION COMPLETE



A new Primary Substation, part of the Brent Cross Town development is now complete. It is located by the M1/North Circular junction and has a very visible architectural wrap designed by IF_DO Architects working with North London artist Lakwena.